

ZB# 84-17

Occupations, Inc.

9-1-37.1

Prelim. meeting
2/28/83

3/28/83. Motion to wave
All fees.

Public Hearing:
Sept. 10, 1984.

All fees waived.

Motion to schedule
P.H. was made on
2/83 Feb. 28th '83.

NEW WINDSOR ZONING BOARD OF APPEALS

-----X
In the Matter of the Application of
OCCUPATIONS, INC.

DECISION GRANTING AREA
VARIANCE

84-17.

-----X
WHEREAS, OCCUPATIONS, INC. of Rt. 32 Windsor Highway,
New Windsor, N. Y. (PI zone), has made application before the
Zoning Board of Appeals for an area variance for the purposes of:
placing a 9 ft. fence (including 3-strand barbed wire) on rear of property
above
and

WHEREAS, a public hearing was held on the 10th day of
September, 1984 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicants appeared by its agent, Phil
Haakmeester; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that the rear portion of applicant's
New Windsor property is used for the parking of buses which are utilized
by applicant's clients;

3. The evidence shows that the buses have been vandalized
many times in the past and applicant desires to fence the rear portion
of the property in order to protect the buses from further vandalism.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants an area variance to allow a 9 ft. fence
dated 6/1/84
in accordance with plans /submitted at the public hearing.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: October 22, 1984.

S/

Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

83-9 / # 84-17

Date: 08/17/84

I. ✓ Applicant Information: Phone # 914-692-4454

- (a) OCCUPATIONS Inc - Fortune Road West Middletown, NY 10948
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) P.I. 67 Windsor Hwy, Route 32 9-1-37.1 5 acres ±
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.?
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1972
- (e) Has property been subdivided previously? no When?
- (f) Has property been subject of variance or special permit previously? no When?
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? no
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. ✓ Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-14C, Table of Bulk Regs., Col. 7 and 48-12

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
✓ Reqd. Side Yd. <u>40 ft.</u>	<u>01</u>	<u>40 ft.</u>
Reqd. Rear Yd.	_____	_____
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. Coverage* %	%	%
Floor Area Ratio**	_____	_____

* Residential Districts only

** Non-residential districts only

- ✓(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

A 6 ft. fence is needed for security purposes since our buses will be parked outside the building.

We have had problems with vandalism in the past and the amount of repair work to our buses has been considerable.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- ____ Copy of letter of referral from Bldg./Zoning Inspector.
- ____ Copy of tax map showing adjacent properties.
- ____ Copy of contract of sale, lease or franchise agreement.
- ✓____ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ____ Copy(ies) of sign(s) with dimensions.
- ✓____ Check in the amount of \$ 56⁰⁰ payable to TOWN OF NEW WINDSOR.
- ____ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date August 17, 1984

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Philip Harkness
(Applicant)

Occupation Inc

Sworn to before me this

17 day of August, 1984.

Margery Dembeck

MARGERY DEMBECK
Notary Public, State of New York
Qualified in Orange County
Commission Expires Mar. 30, 1985

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

Memo FROM: ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

file

TO:

TOWN PLANNING BOARD
BUILDING/ZONING OFFICER

DATE: 9/11/84

SUBJECT: PUBLIC HEARINGS BEFORE ZBA - (1) OCCUPATIONS, INC.
(2) COOMBS, CHARLES

--FOLD HERE--

Please be advised that the following actions were taken by
the Zoning Board of Appeals on September 10, 1984:

- (1) OCCUPATIONS, INC. - Granted
- (2) COOMBS, CHARLES - Denied

cc: Occupations, Inc.
Attn: Phil Haakmeester

Elias D. Grevas, L.S.
(Coombs)

by

Patricia Delio
Patricia Delio, Secretary

/pd

Memo FROM: ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

TOWN PLANNING BOARD
BUILDING/ZONING OFFICER

DATE: 9/11/94

SUBJECT: PUBLIC HEARINGS BEFORE ZBA - (1) OCCUPATIONS, INC.
---FOLD HERE--- (2) COOMBS, CHARLES

Please be advised that the following actions were taken by
the Zoning Board of Appeals on September 10, 1984:

- (1) OCCUPATIONS, INC. - Granted
- (2) COOMBS, CHARLES - Denied

cc: Occupations, Inc.
Attn: Phil Haakmeester

Elias D. Grevas, L.S.
(Coombs)

by Patricia Delio, Secretary

/pd



Louis Heimbach
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

September 4, 1984

Mr. Daniel Konkol, Chairperson
Town of New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

Re: Application of Occupations, Inc. for
Area Variance to Construction Eight Foot
Perimeter Security Fence, N.Y.S. Route 32
Our File No. NWT 8-84M

Dear Mr. Konkol:

The above referenced Application has been referred to us for consideration pursuant to the applicable provisions of Article 12-B, Section 239, Paragraphs 1 and m of the General Municipal Law of the State of New York.

Given that there are no apparent serious inter-agency issues requiring resolution Orange County Department of Planning and Development approval is hereby granted without conditions.

I have conveyed my first impressions of the unkept condition of the grounds to the applicant. He was most appreciative of my criticism and has promised to take corrective measures.

Sincerely,

Peter Garrison
Commissioner of Planning &
Development

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

SEP 6 1984

BY:

**PUBLIC HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 9

Request of OCCUPATIONS, INC. for a VARIANCE of the regulations of the Zoning Ordinance to permit insufficient sideyards for installation of a 6 ft. high fence along property sideyards, being a VARIANCE of Section 48-14C and Section 48-12, Table of Bulk Regs. Column 7 for property situated as follows:

67 Windsor Highway, Town of New Windsor, New York Tax Map Designation:

Section 9 Block 1 Lot 37-1

SAID HEARING will take place on the 10th day of September, 1984, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y., beginning at 7:30 o'clock p.m.

Daniel P. Konkol
Chairman
By: Patricia Delio
Secretary

State of New York

County of Orange, ss:

Everett W. Smith, being duly sworn

disposes and says that he is

Publisher of the E.W. Smith

Publishing Company, Inc. publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, and that

the notice of which the annexed is

a true copy was published ONCE

in said newspaper, commencing on

the 30th day of August A.D., 1984

and ending on the 30th day of August

A.D. 1984

Everett W. Smith
Subscribed and sworn to before me

this 10th day of Oct, 1984

Patricia Delio

Notary Public of the State of New York
County of Orange.

My commission expires March 30, 1985.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

14

August 15, 1984

Mr. Philip Haakmeester
Occupations Inc.
Fortune Road West
Middletown, N.Y.

RE: 9-1-37.1

Dear Mr. Haakmeester:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

Very truly yours,

A handwritten signature in cursive script that reads 'Christian E. Jahrling'.

CHRISTIAN E. JAHRLING
SOLE ASSESSOR
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

DeVitt John L & James E
c/o DeVitts Agway
59 Windsor Highway
New Windsor NY 12550

Adams Harold J & Veronica
c/o Frye Copy Systems
71 Windsor Highway
New Windsor NY 12550

Brown Carson Company
c/o PDQ Continuous Forms Inc
73 Windsor Highway
New Windsor NY 12550

Consolidated Rail Corp
Property Tax Dept
PO Box 8499
Philadelphia Pa 19101

Olympia Peter M
16 Russell Rd
Newburgh NY 12550

Van Leeuwen Henry P & Louis G
70 Windsor Highway
New Windsor NY 12550

Monti Frank & Joseph Jr
54 Windsor Highway
New Windsor NY 12550

Route 32 Corp
70 Windsor Highway
New Windsor NY 12550

Cleeg John W & Helen & Mark
130 Lander Street
Newburgh NY 12550

Torry Fulton B & Anna G
76 Windsor Highway
New Windsor NY 12550

Vandermark John P & Donna
78 Windsor Highway
New Windsor NY 12550

Frost Werner H & Shirley J
86 Windsor Highway
New Windsor NY 12550

Gableman Andrew R & Getrude
90 Windsor Highway
New Windsor NY 12550

Gutta Charles H & Barbara
90 Windsor Highway
New Windsor NY 12550

Memo

FROM:

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

TOWN PLANNING BOARD
BUILDING/ZONING OFFICER

DATE: 9/4/84

SUBJECT: PUBLIC HEARINGS BEFORE ZBA - 9/10/84

--FOLD HERE--

Please be advised that there are two (2) public hearings
scheduled to be heard before the ZBA on Monday evening,
September 10, 1984:

OCCUPATIONS, INC.
COOMBS, CHARLES

I have attached hereto copy of pertinent applications together
with public hearing notices which appeared in The Sentinel.

/pd
Attachments

by Pat

□ COMMERCIAL OFFSET PRINTERS, INC., NEW WINDSOR, NEW YORK 12550

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
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Appeal No. 9

Request of OCCUPATIONS, INC.

for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit insufficient sideyards for installation
of a 6 ft. high fence along property sideyards;

being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-14C and Section 48-12, Table of Bulk Regs.,
Column 7

for property situated as follows:

67 Windsor Highway, Town of New Windsor,

New York - Tax Map Designation:

Section 9 - Block 1 - Lot 37.1.

SAID HEARING will take place on the 10th day of
September, 1984, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

DANIEL P. KONKOL
Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

August 21, 1984

Mr. Philip Haakmeester,
Business Manager
OCCUPATIONS, INC.
Fortune Road West
Middletown, NY 10940

RE: APPLICATION FOR AREA VARIANCE #84-9

Dear Mr. Haakmeester:

I am returning your above application for area variance and public hearing notice due to the fact that there is insufficient information thereon.

I have checked the places where information is required and have added the Sections applicable.

I am also returning herewith your check in the amount of \$50.00. The fees have been waived by the Zoning Board of Appeals.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

PATRICIA DELIO,
Secretary
Zoning Board of Appeals

/pd
Enclosures

P.S. I would suggest that you forward an amended application to the Orange County Planning & Economic Development since they are not aware of what you are applying for.



Orange County Rehabilitation Center Occupations, Inc.

George L. Kraft, Executive Director

Stephen Kent, President
Derek Bloomfield, 1st Vice President
John Gebhards, 2nd Vice President
James Sturr, Sr., Treasurer
Ruth Rosen, Secretary

Amy Bull Crist, President Emeritus

Please Reply To:

☒ Fortune Road West
Middletown, NY 10940
914-692-4454

☐ 67 Windsor Highway
New Windsor, NY 12550
914-562-6850

August 17, 1984

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

AUG 21 1984

BY: Patricia Delio

Ms. Patricia Delio, Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue - Town Hall
New Windsor, New York 12550

Dear Ms. Delio:

I have completed as best I can the public notice of hearing and application for variance or special permit. I anticipate having materials and everything ready for a public hearing on September 10.

I have enclosed a check in the amount of \$50, several copies of the application and site plans. I have been in contact, already, with the Assessor's Office and they are preparing a list of property owners within 500 feet.

I understand you will forward public hearing notice to the Sentinel. I have forwarded an application and plans to the Orange County Department of Planning for their review.

If you should have any questions or need any further information, please do not hesitate to contact me.

Sincerely,

Philip Haakmeester
Business Manager

PH/ab

cc: Pat Kennedy
Enc.



Orange County Rehabilitation Center Occupations, Inc.

George L. Kraft, Executive Director

Stephen Kent, President

Derek Bloomfield, 1st Vice President

John Gebhards, 2nd Vice President

James Sturr, Sr., Treasurer

Ruth Rosen, Secretary

Amy Bull Crist, President Emeritus

Please Reply To:

☐ Fortune Road West
Middletown, NY 10940
914-692-4454

☐ 67 Windsor Highway
New Windsor, NY 12550
914-562-6850

Memo

TO: Pat DeLeo

8-17-84

From: Philip Hankmeester

PLEASE Note Application - Not Complete, I
spoke with Bldg. Inspector's office - Info can be
Supplied as to Section of zoning law impacted
by Application

Also Is This Area Variance? - or USE Variance
In either Case - The proposed Fence in question
will pose no hardship due to nature of Existing
Zone Laws. The additional height will deter individuals
from entering our property - e.g. buses. - The Fence
will not have any Visual Impact or hazards
to other property owners.

PJH

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

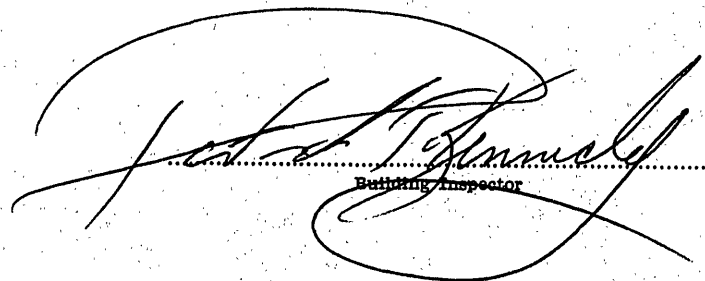
Date February 13 1983

To Occupations Inc.
Rte 32
New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated February 13 1983
for permit to install Chain Link Fence on property line
at the premises located at Rte 32

is returned herewith and disapproved on the following grounds:

Side yard variance


Building Inspector

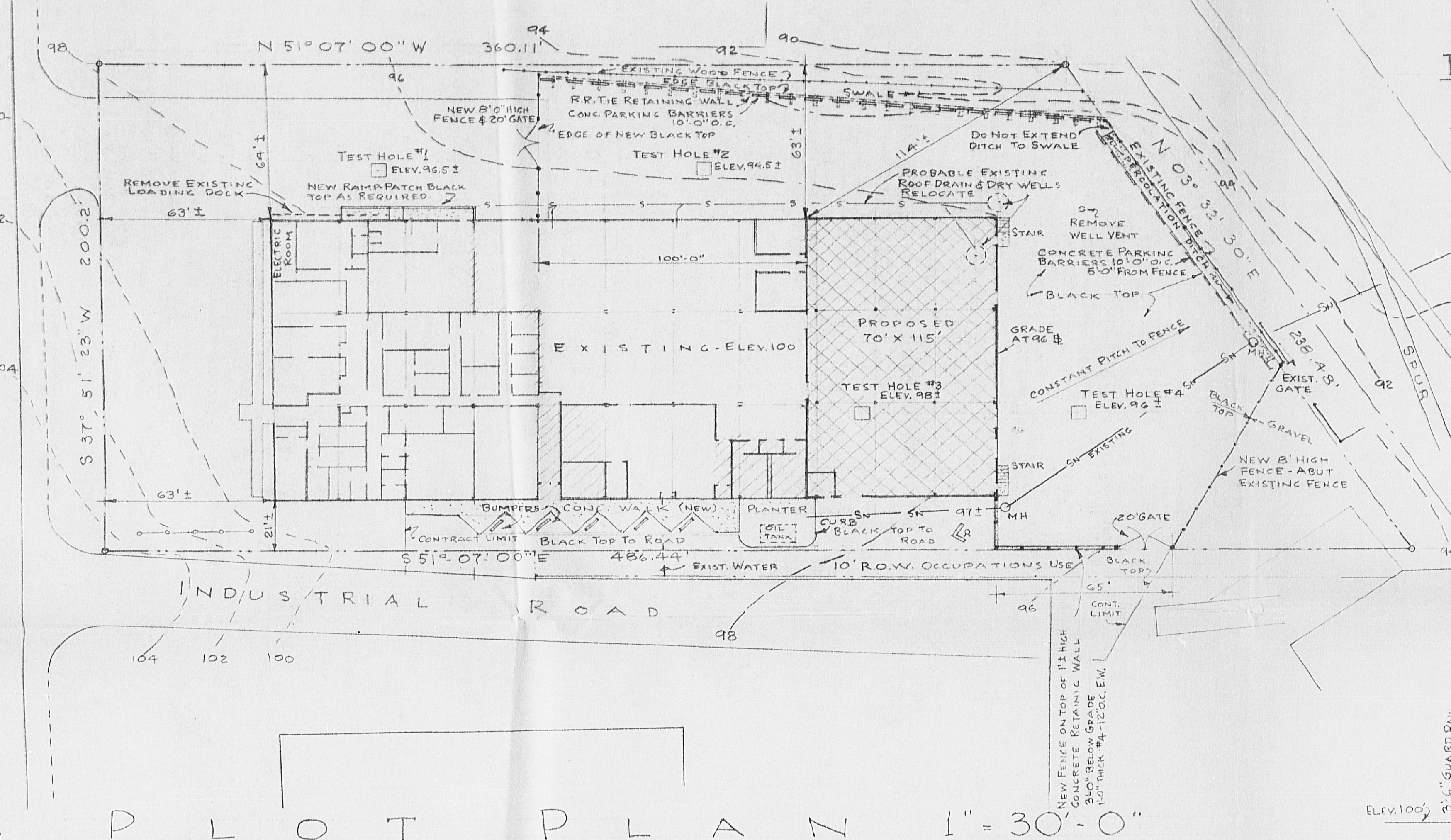
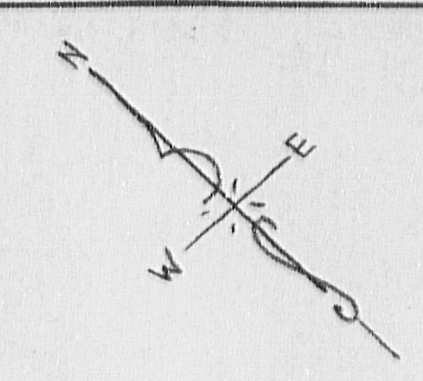
TO NEWBURGH

ROUTE No 32

ROUTE No 32

TO CORNWALL

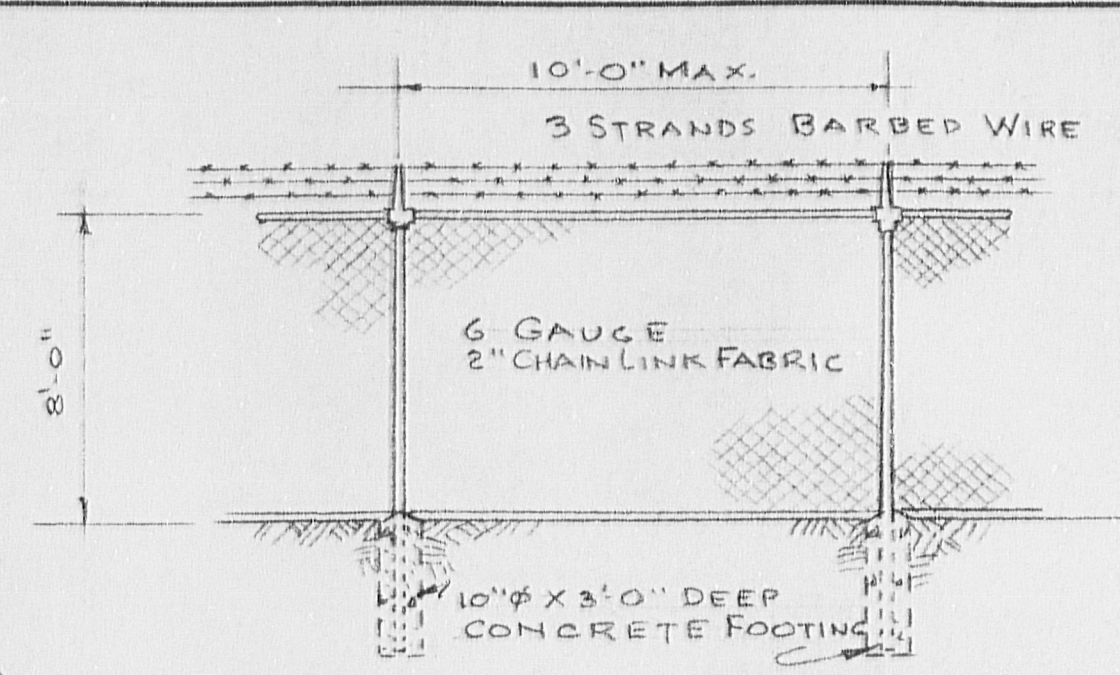
LANDS N/F JOHN L. DEVITT
DL 2058 P 834



PLOT PLAN 1"=30'-0"

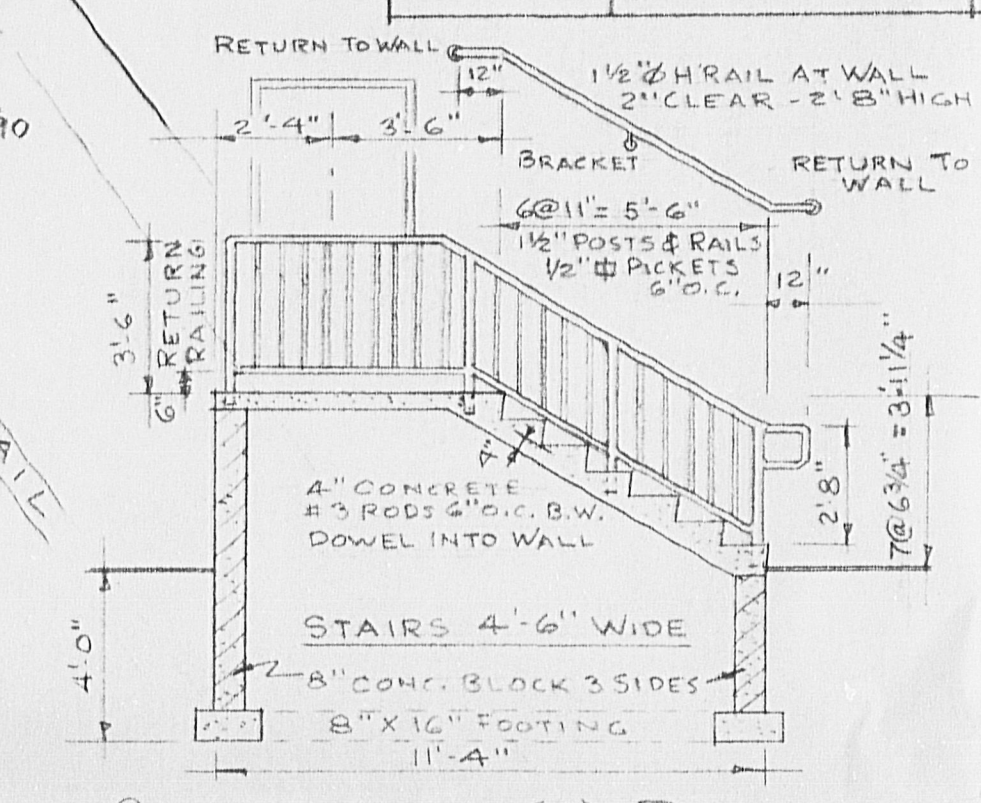
ZONED P-1 PLANNED INDUSTRIAL					
	SITE AREA	LOT WIDTH	FRONT YARD	SIDE YARDS	REAR YARD
REQ	40,000 ^{sq} ft	150'	50'	15'/40'	20'
PROVIDED	84,726 ^{sq} ft	200'	63'	21'/62.65'	54.7'

SECTION 9, BLOCK 1, LOT 37!
D.L. 2027 P. 395

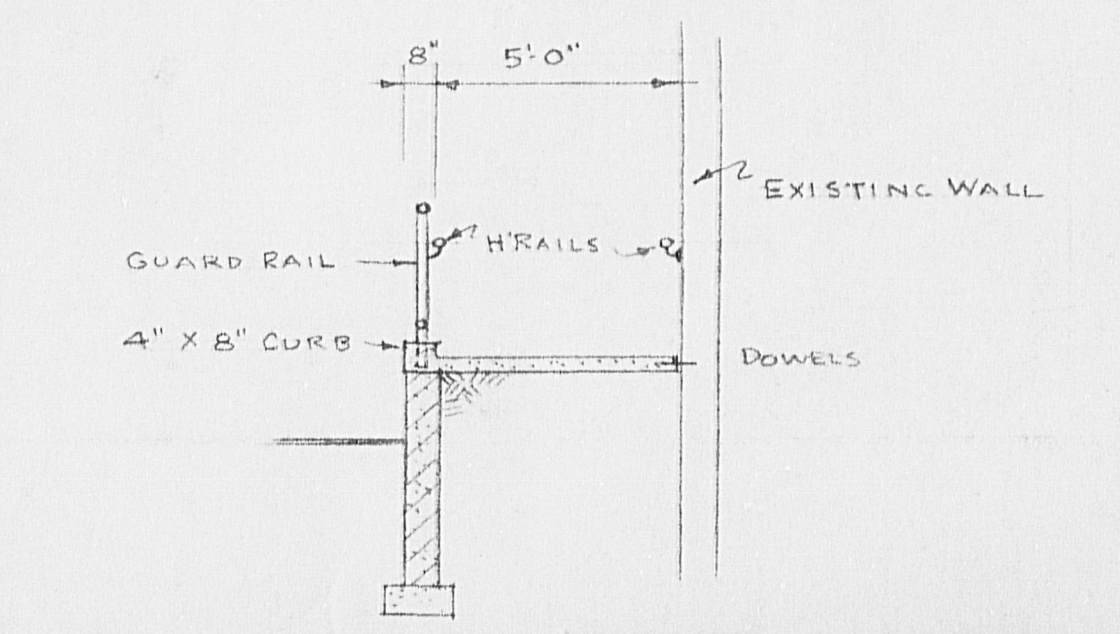


TYPICAL FENCE

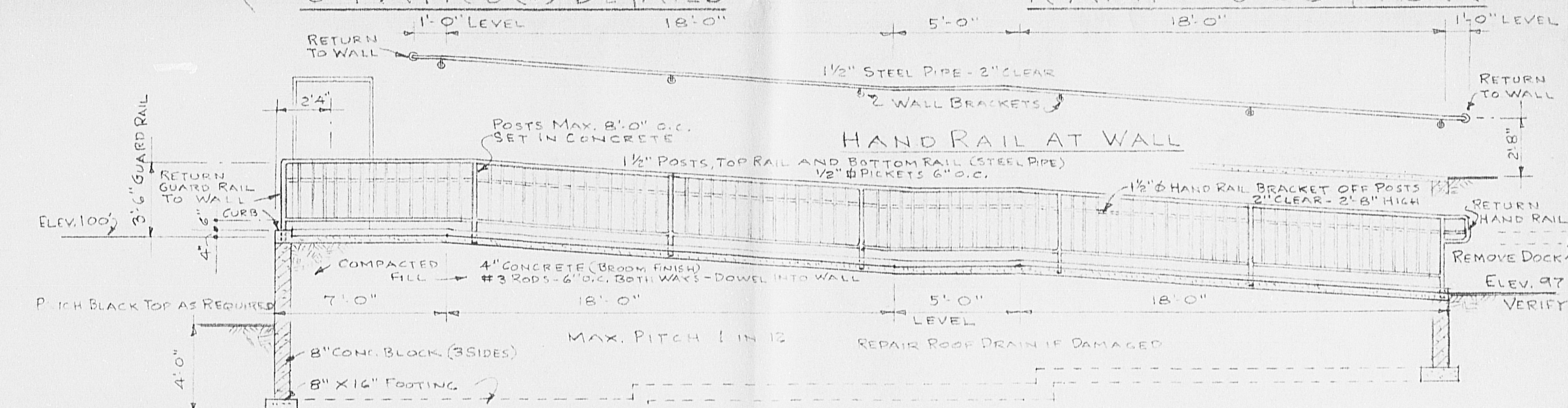
~ ASPHALT PAVING MIX FORMULA ~											
SIEVE SIZE	1 1/2"	1"	1/2"	1/4"	1/8"	No. 20	No. 40	No. 80	No. 200	% ASPHALT	
% PASSING											
TOP COURSE	100	95-100	70-90	48-74	32-62	15-39	8-27	4-16	2-6	6.0-8.0	
BINDER COURSE	100	95-100	70-90	48-74	32-62	15-39	8-27	4-16	2-8	4.5-6.5	



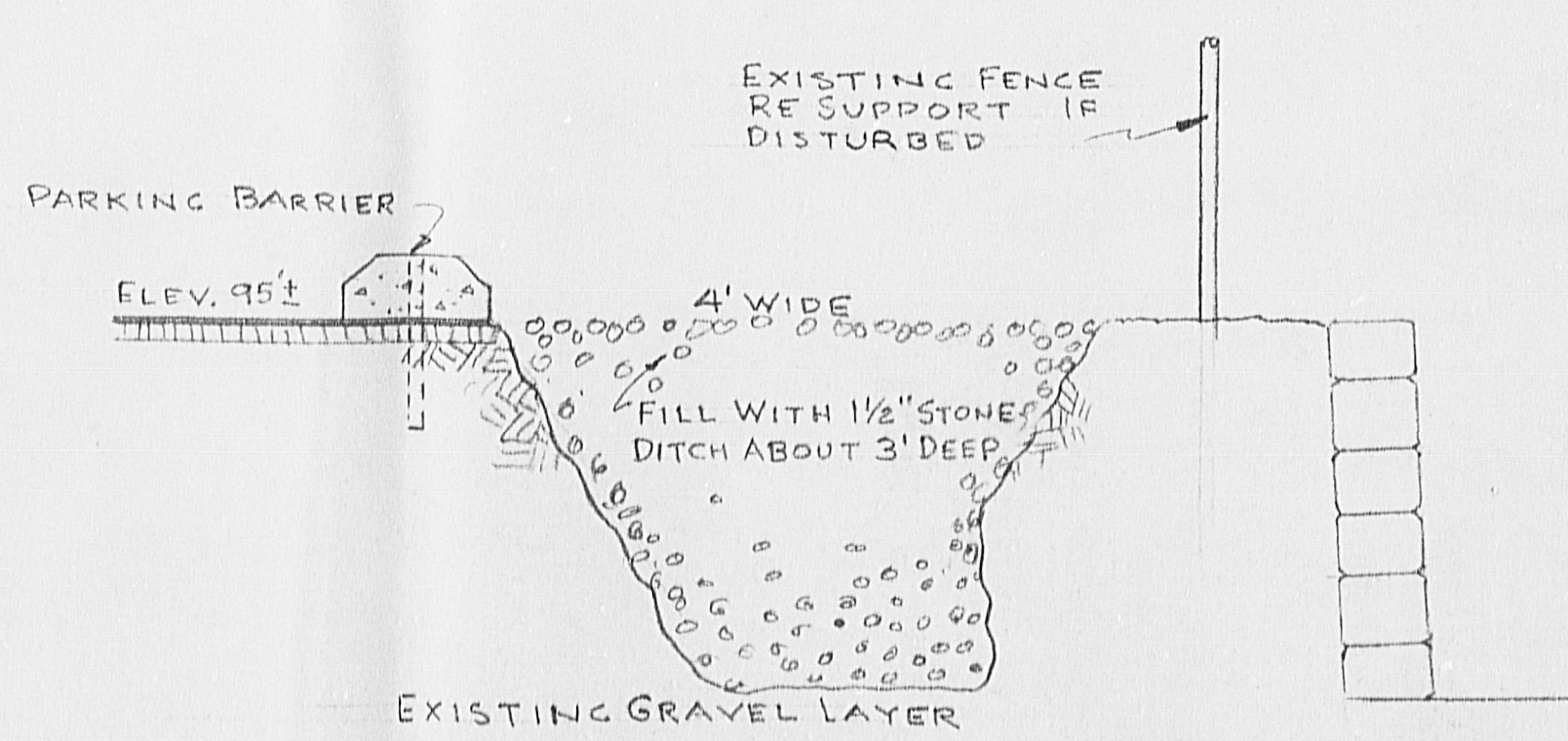
STAIRS (2) DETAILS



RAMP SECTION

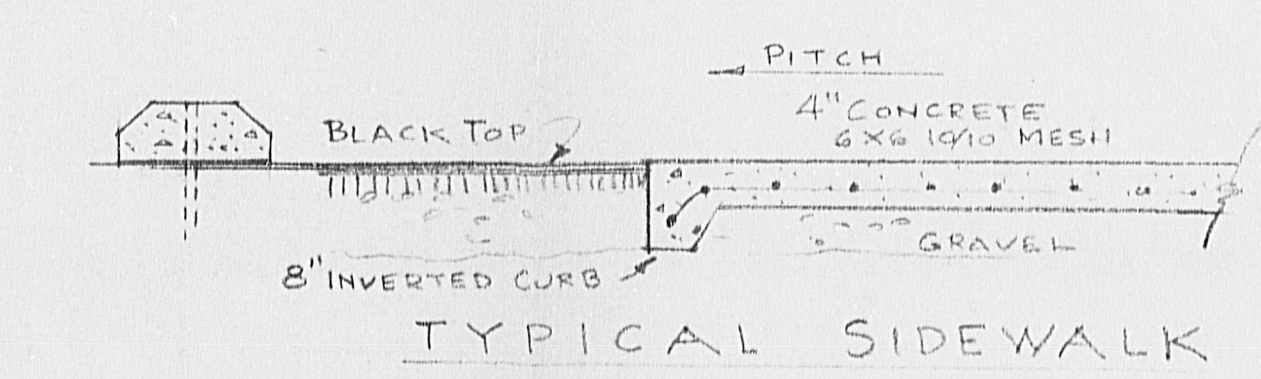


RAMP AND RAILING DETAILS

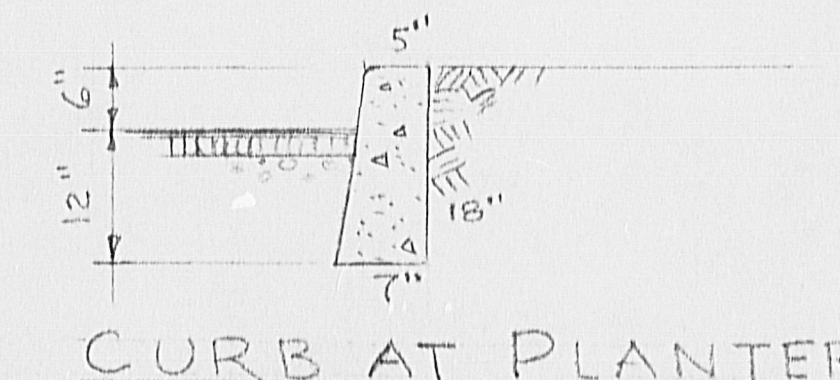


PERCOLATION DITCH

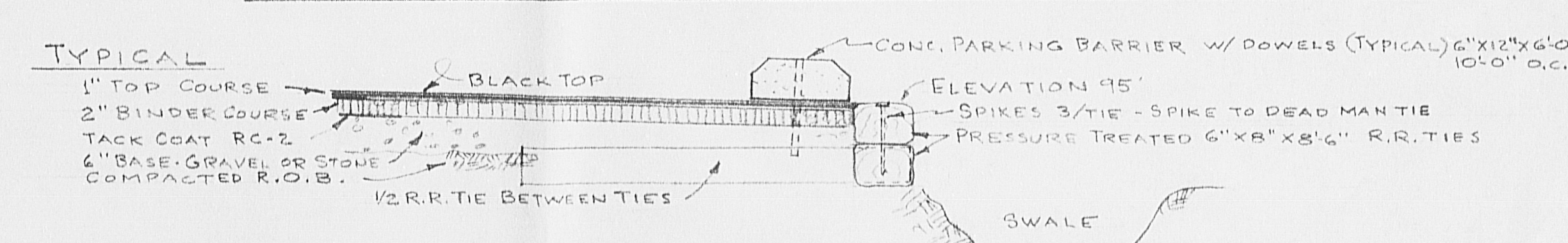
S.E. R



TYPICAL SIDEWALK



CURB AT PLANTER



RETAINING WALL AT SWALE

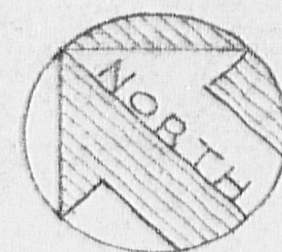
N.E.R

PLOT PLAN 1"=30'-0"

OCCUPATIONS INCORPORATED
ROUTE 32 ~ TOWN OF NEW WINDSOR
ORANGE COUNTY ~ NEW YORK

6586 GUNTHER HEINZEL, AIA, ARCHITECT
41 DOLSON AVENUE MIDDLETOWN, NEW YORK

Drawn by
checked by
date JUNE 1, 1984
file no 1982-4
drawing no 1



LANDS N/F JOHN L. DEVITT
DL 2058 P 834

LANDS N/F WESTCHESTER
CONCRETE INC.
D.L. 1792 P 834

LANDS N/F HAROLD J. ADAMS
D.L. 1821 P 1052

LANDS N/F BENNELL HANOVER ASSOC.
DL 2073 P 255

PLOT PLAN

SCALE 1" = 30'-0"

SECTION 9, BLOCK 1, LOT 37.1

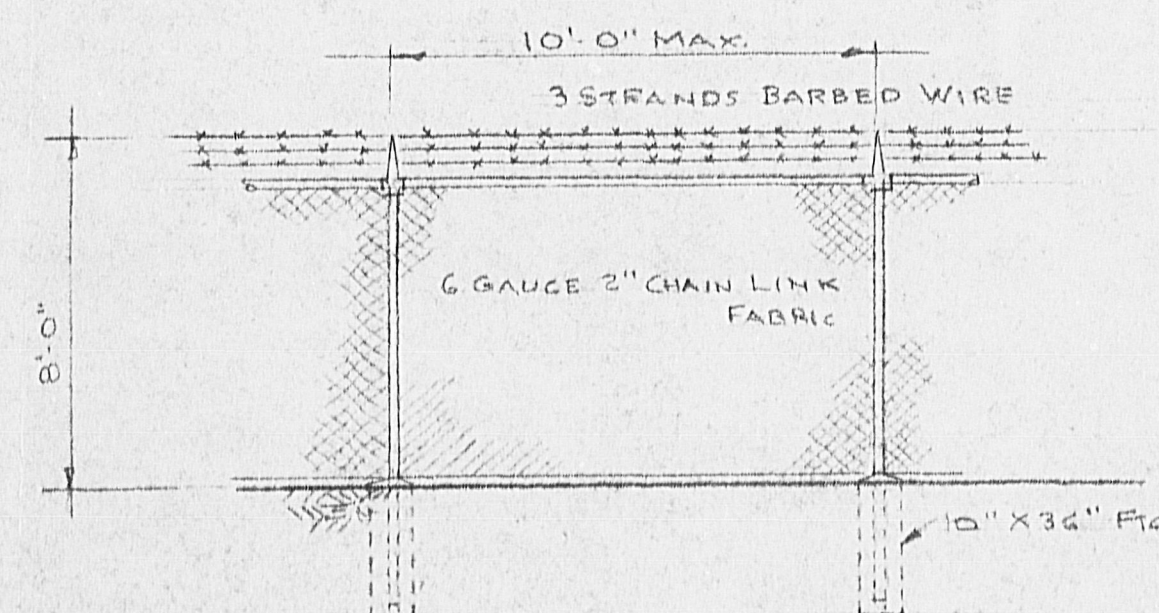
D.L. 2027

P. 395

1.945 AS ±

ZONING P.I. PLANNED INDUSTRIAL

	SITE AREA	LOT WIDTH	FRONT YARD	SIDE YARDS	REAR YARD
REQ.	40,000 ^{sq} ft	150'	50'	15' / 40'	20'
PROVIDED	84,726 ^{sq} ft	200'	63'	21' / 62.65'	54.7'



TYPICAL FENCE

OUTLINE SPECIFICATIONS

STRUCTURAL:

FLOOR - 4" CONCRETE W/ 6x6 9/8 W.W.F. ON 6" GRAVEL FILL AND VAPOR BARRIER

PERIMETER WALLS - CONCRETE BLOCK BEARING WALLS

COLUMNS AND GIRDERS - STRUCTURAL STEEL

ROOF - STEEL BAR JOISTS AND 1 1/2" METAL DECK

WALLS AND PARTITIONS

EXTERIOR WALLS - CONCRETE BLOCK WITH JOINT REINF.

INTERIOR PARTITIONS - 3/2" METAL STUDS, 1/2" GYPSUM BOARD BOTH SIDES CONCRETE BLOCK

INSULATION

ROOF - RIGID INSULATION

EXTERIOR WALLS - CORES IN CONCRETE BLOCKS TO BE FILLED WITH VERMICULITE

PERIMETER - 1" 24" STYROFOAM UNDER SLAB

ROOFING

BUILT-UP ROOFING 20 YEAR

DOORS

ENTRANCES - ALUM AND GLASS, AUTOMATIC DOORS

INTERIOR AND SERVICE - 13/4" HOLLOW METAL

SHIPPING AND RECEIVING - STEEL ROLL-UP

WINDOWS

OPERABLE ALUM WITH SCREENS

FINISHES

FLOORS - FINISHED CONCRETE SEALED, CERAMIC TILE IN TOILETS

BASE - CERAMIC TILE TOILETS

WALLS - PAINTED ALL AREAS

CEILING - 2x4" ACOUSTIC TILE LAY-IN IN TOILETS

NO CEILING OTHER AREAS

MECHANICAL

ELECTRIC - NEW SERVICE

HEATING - ELECTRIC UNIT HEATERS IN TOILETS OIL FIRED UNIT HEATERS OTHER AREAS EXISTING HEATING SYSTEM TO REMAIN

AIR CONDITIONING - NONE IN NEW AREAS EXIST TO REMAIN

LIGHTING - NEW AREAS INDUSTRIAL TYPE FLUORESCENT, TOILETS - RECESSED FLUORESCENT EXIST LIGHTING TO REMAIN

PLUMBING - SHALL MEET N.Y.S. "STATE BUILDING CONSTRUCTION CODE - PLUMBING" ALSO SECTION 215 "FACILITIES FOR THE PHYSICALLY HANDICAPPED STATE BUILDING CONSTRUCTION CODE - GENERAL BUILDING CONSTRUCTION"

5" RINKLERS - EXTEND EXISTING SYSTEM INTO ALL NEW AREAS

NOTE:

CONSTRUCTION TO MEET NEW YORK STATE "STATE BUILDING CONSTRUCTION CODE" AND ALL OTHER APPLICABLE CODES AND REGULATIONS.

ABOUT 200 CLIENTS
40 STAFF

SCHEME ONE 1982 SERIES - REV. FEB. 1, 1983

	PLOT PLAN	
	OCCUPATIONS INCORPORATED	
	ROUTE N° 32 TOWN OF NEW WINDSOR	
	ORANGE COUNTY NEW YORK	
DATE: 6/5/86	GUNTHER HEINZEL, A.I.A., ARCHITECT	
41 DOLSON AVENUE	MIDDLETOWN, NEW YORK	